

**Community Preservation Act Committee (CPAC)**  
**Meeting Minutes**  
**Thursday, March 18, 2010**

The meeting was called to order at 7:05 pm by Peter Jessop, Chair, in the Town Room at Town Hall.

**COMMITTEE MEMBERS IN ATTENDANCE:**

John Gerber, Louis Greenbaum, Michael Jacques, Peter Jessop, Chair; Ellen Kosmer, Vince O'Connor, Vice Chair; Mary Streeter, Clerk

**COMMITTEE MEMBERS ABSENT:** Denise Barberet, Stan Ziomek

**STAFF / OTHERS IN ATTENDANCE:**

Sonia Aldrich, Jonathan Tucker, Dave Ziomek, Diana Stein, Carol Gray, Nancy Gregg, Sarah McKee, Jim Wald, Linda Chalfant, others

**AGENDA**

- Public Hearing continued
- Review finances
- Review and vote on recommendations
- Approve minutes
- Adjourn

The Public Hearing was continued from the last meeting. Carol Gray, Library Trustee, distributed information about the Library's HVAC system. The Library HVAC Study funded for \$10,000 last year, actually cost only \$1200. At this time the Library Trustees are requesting \$30,000 to replace the HVAC controllers; however, the study indicates at least \$75,000 is needed to replace all equipment. The current pneumatic system is outdated and cannot easily be repaired. A new system would be more energy efficient and allow the stable temperatures and humidity needed to protect the Special Collections area of the library. They will seek grants to upgrade to a geothermal system. Concern was expressed about doing the work in a piecemeal fashion rather than all at once. Peter asked for this project to be discussed by the Historical Commission at their meeting on April 1. The warrant will be signed on April 5.

Nancy Gregg stated that she came as a representative of the Housing Partnership Committee to indicate their support for the Amherst Housing Authority project.

Dave Ziomek said the two properties most likely to come forward for recommendation for funding are the Swacz property in North Amherst (8 acres for \$18,000) and the Poor Farm on Pomeroy Lane (50 acres for \$132,000). The Andrews-Laverdiere property negotiations have not progressed. The Stosz property on Market Hill Road (25 acres) may be ready if the Poor property is not available. The Stosz appraisal is due to come in this week.

Motion by Vince 2<sup>nd</sup> by Louis to close the Public Hearing at 7:43 pm. **Voted 7 – 0**

**FINANCIAL REVIEW**

Sonia said the total requests (not including the Jones Library HVAC) come to \$925,511. The total estimated available funds come to \$880,251. The State Match has increased from 28% to 31%. If we recommended all the requested projects we would have a deficit of \$45,260.

**Review and vote on recommendations**

Motion by Michael, 2<sup>nd</sup> by Ellen to recommend **\$25,600 575 North East Street** compensation (yr 4 of 5)  
**Voted 7 – 0**

Motion by Mary, 2<sup>nd</sup> by Louis to recommend **\$29,768 Town Hall masonry** (year 1 of 10)  
**Voted 6 – 0 – 1** (Vince abstained)

Motion by Michael, 2<sup>nd</sup> by Peter to recommend **\$36,643 Plum Brook Rec. Area** (year 6 of 10)  
**Voted 5 – 0 – 2** (Louis and Vince abstained)

At this point Louis expressed concern that we will need to chop somewhere. Peter announced that the Housing Authority has received permission from the State to spread the funding over a two-year period and still receive matching funds. Peter also stated that Town Counsel has said bonding the AHA project is also possible at \$38,000 over a 10-year period. Vince said he would prefer to bond the Housing Authority proposal rather than deplete the reserves. Mary reminded everyone about setting aside an undesignated reserve. John suggested putting \$100,000 on the list to consider as we go along. Vince said he would like to see bonding for larger projects to keep funds available for projects that are too small to be bonded. He would like to have the committee recommend a larger amount than \$150,000 for the Hawthorne property to ensure its purchase in case the Town did not receive the PARC grant.

Motion by Vince, 2<sup>nd</sup> by John to recommend **\$50,000 for Habitat for Humanity** - Construction materials & photovoltaics for 4<sup>th</sup> house - **Voted 7 – 0**

Mike commented that the Housing Authority project is for renovation of 22 units and that there would be matching funds. Mary said this project would not get us any new units; however, the matching funds make this a good opportunity. Peter said we would likely end up with fewer units if the renovations were not done. Vince expressed concern that some of the needed repairs are a result of routine maintenance not always being done. Peter said Housing Authorities all over the state are in a difficult position due to lack of funds. Mary asked whether it was legal to bond these units since they are owned by the Housing Authority and not the Town. Peter said Town Counsel said it was okay, but he had not been asked about the units that were on land leased from the University. The committee would like a legal opinion on that. Questions were asked about the length of the bonding term.

Motion by Vince, 2<sup>nd</sup> by Michael to recommend **\$350,000 for Housing Authority Renovations for up to 22 existing units providing it include the authority to bond** **Voted 7 – 0**

Motion by Mary, 2<sup>nd</sup> by Louis to recommend **\$10,000 Town Clerk Archival materials** - **Voted 7 – 0**

Motion by Ellen, 2<sup>nd</sup> by Louis to recommend **\$10,000 Special Collections Archival materials**  
**Voted 7 – 0**

The Amherst History Museum proposal includes requests for \$24,500 for roof repair, \$6,600 for electrical and \$14,000 for windows and UV protection. Peter asked if it were clear to the Museum that a historic preservation restriction would be needed. Vince suggested we recommend the electrical and the roof repairs at this time, so the work could be done in stages. Mary agreed. Jonathan Tucker said the windows are falling apart.

Motion by Louis, 2<sup>nd</sup> by Michael to recommend **\$45,000 Amherst History Museum Rehabilitation** (ell roof, electrical, windows) **Voted 6 – 0 – 1** (Mary abstained)

Motion by John, 2<sup>nd</sup> by Louis to recommend **\$40,000 Jones Library Slate Roof Restoration**  
**Voted 7 – 0**

Jonathan suggested we wait until the next meeting after we hear from the Historic Commission, before we make a recommendation on the North Amherst Library. Peter agreed.

Linda said the appraisal for the Hawthorne property came in at \$415,000. Dave said we would apply for the PARC grant because we cannot get both that and the Land and Water grant in the same year. He said they are seeking a second appraisal. There is a possibility that it would be done by the time of our next meeting. The \$150,000 would be our match for a State grant. Mary would like to wait until next time when we are likely to have more information. Vince said he intends to make a recommendation for the full appraisal amount to include the authority to bond in

order not to lose this property if the grant doesn't come through. He said this is an irreplaceable property. Ellen agrees that this property is important but has a strong objection to the intended use of a playing field rather than community gardens or other types of recreation. Vince anticipated that there might be difficulties at Town Meeting unless there is a full public process similar to the Kendrick Park process concerning the ultimate uses. He said we could probably section off the house. He thinks we should focus on the acquisition of the property and not its final use.

Dave said that staff has proposed all along that this property be used for active recreation. It has been vetted by the Conservation Commission, the Agricultural Commission, and staff. He is not interested in a public process to vet different ideas because this property has been studied extremely well. It is not on the Open Space Plan for agriculture, or habitat. It falls under the recommendations of the Master Plan for recreation. He said there is a documented need for more recreation fields in Amherst. Linda said this would be for multi-purpose field. Jonathan said there are wetlands on the property. Peter cautioned that this has not been vetted by Town Meeting and staff should have a presentation prepared for Town Meeting that addresses concerns such as those expressed by Ellen.

Vince asked whether the PARC grant to be submitted by June 30 would include development as well as acquisition. Dave said that decision hasn't been made yet. Vince said there is only one time to acquire the property and a future grant could be for development. Mary suggested the grant application be worded in a way that allows for other options than what staff desires as their first choice, since it is ultimately the townspeople who will pay for the field. It was decided to defer this recommendation until next time.

In order to cut costs Mary made a motion for \$10,000 for Surveys and Appraisals since Dave still has \$17,000 in the appraisal fund. The motion was not seconded.

Motion by John, 2<sup>nd</sup> by Michael to recommend **\$15,000 Surveys and Appraisals - Voted 7 – 0**

Motion by Ellen, 2<sup>nd</sup> by Michael to recommend **\$18,000 Swacz** (Meadow St., 8 acres) **Voted 7 – 0**

Motion by Mary, 2<sup>nd</sup> by Mike to recommend **\$1500 for Administrative Expenses** (dues to Community Preservation Act Coalition) **Voted 7 – 0**

Vince suggested we have an article that appropriates the entire unappropriated amount to Budgeted Reserves. Sonia reminded that these are estimated amounts.

## **ADJOURNMENT**

A motion was made by Mike and seconded by John to adjourn at 8:53 pm. Voted unanimously.

## **NEXT MEETINGS**

Our next meeting will be on April 1, 2010 at 7:00 pm in the Community Room at the Amherst Police Station. An additional meeting is scheduled for April 15, 2010.

## **DOCUMENTS DISTRIBUTED**

- Agenda
- Spreadsheet "CPA FY2011 Proposals to be considered 3/18/10, 1 page
- Minutes of February 4, 2009, 3 pages
- Minutes of February 18, 2009, 3 pages
- Jones Library Special Collections Heating, Ventilating, and Air Conditioning (HVAC) Report by Julia Weatherbee, P.E., 3/18/10, 3 pages
- Background Information on Julia G. Weatherby, P.E. LEED AP, 4 pages
- MEP Report Summary (Draft) Interim Report 3/8/10, 1 page 11"x17"

Respectfully submitted by Mary Streeter, Clerk  
Approved April 15, 2010